

180.0

0010

0003.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

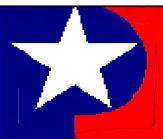
728,500 / 728,500

USE VALUE:

728,500 / 728,500

ASSESSED:

728,500 / 728,500


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
512		APPLETON ST, ARLINGTON

OWNERSHIP

Owner 1:	DAMGHANY ZOHREH	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 512 APPLETON STREET

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: DAMGHANY ZOHREH S -

Owner 2: DAMGHANI GOLNAZ -

Street 1: 512 APPLETON STREET

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,610 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Vinyl Exterior and 2074 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6610		Sq. Ft.	Site		0	70.	0.94	6									432,810						432,800	

IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101								6610.000		295,200		500		432,800		728,500							
Total Card								0.152		295,200		500		432,800		728,500		Entered Lot Size					
Total Parcel								0.152		295,200		500		432,800		728,500		Total Land:					
Source: Market Adj Cost										Total Value per SQ unit /Card:		351.32		/Parcel: 351.3				Land Unit Type:					

Parcel ID 180.0-0010-0003.0

!14180!

USER DEFINED

Prior Id # 1:	122502
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/11/20	04:03:07
PRINT	
LAST REV	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	295,100	500	6,610.	432,800	728,400	728,400	Year End Roll	12/18/2019
2019	101	FV	234,800	600	6,610.	426,600	662,000	662,000	Year End Roll	1/3/2019
2018	101	FV	234,800	0	6,610.	327,700	562,500	562,500	Year End Roll	12/20/2017
2017	101	FV	234,800	0	6,610.	309,200	544,000	544,000	Year End Roll	1/3/2017
2016	101	FV	234,800	0	6,610.	284,400	519,200	519,200	Year End	1/4/2016
2015	101	FV	220,700	0	6,610.	265,900	486,600	486,600	Year End Roll	12/11/2014
2014	101	FV	220,700	0	6,610.	244,800	465,500	465,500	Year End Roll	12/16/2013
2013	101	FV	220,700	0	6,610.	244,800	465,500	465,500		12/13/2012

Parcel ID

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SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAMGHANY ZOHREH	1296-102		2/28/2005	Family	100	No	No		
DAMGHANY ZOHREH	1253-157		6/18/2002	Family	99	No	No		
	14637-94		6/1/1982		82,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/23/2009	1270	Inter Fi	108,000					DUE TO FIRE
11/2/2009	1092	Inter-De	10,000					DUE TO FIRE DAMAGE
7/11/2000	534	Addition	23,490	O				12X15 3 SEASON POR

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2018	MEAS&NOTICE	CC	Chris C
9/22/2010	Info Fm Prmt	BR	B Rossignol
12/18/2008	Meas/Inspect	336	PATRIOT
3/14/2000	Inspected	276	PATRIOT
1/4/2000	Mailer Sent		
12/23/1999	Measured	263	PATRIOT
1/1/1982		MM	Mary M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION						BATH FEATURES						COMMENTS						SKETCH									
Type:	5 - Cape		Full Bath:	2	Rating:	Good																					
Sty Ht:	1T - 1 & 3/4 Sty		A Bath:	Rating:																							
(Liv) Units:	1	Total:	1	3/4 Bath:	Rating:																						
Foundation:	1 - Concrete		A 3QBth:	Rating:																							
Frame:	1 - Wood		1/2 Bath:	Rating:																							
Prime Wall:	4 - Vinyl		A HBth:	Rating:																							
Sec Wall:			OthrFix:	Rating:																							
Roof Struct:	1 - Gable		OTHER FEATURES																								
Roof Cover:	1 - Asphalt Shgl		Kits:	1	Rating:	Good																					
Color:	WHITE		A Kits:	Rating:																							
View / Desir:			Fpl:	1	Rating:	Good																					
GENERAL INFORMATION						WSFlue:	Rating:																				
Grade:	C - Average		CONDOS INFORMATION						1st Res Grid Desc: Line 1 # Units: 1																		
Year Blt:	1952	Eff Yr Blt:							Level:	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O						
Alt LUC:			A Kits:							Other:																	
Jurisdct:	G11		Fpl:	1	Rating:	Good						Upper:															
Const Mod:			WSFlue:	Rating:						Lvl 2:																	
Lump Sum Adj:									Lvl 1:																		
INTERIOR INFORMATION												Lower:															
Avg Ht/FL:	STD		DEPRECIATION						Totals:	RMs:	7	BRs:	4	Baths:	2	HB											
Prim Int Wall:	1	- Drywall	Phys Cond:	GD	- Good	18.	%	REMODELING						No Unit	RMS	BRs	FL										
Sec Int Wall:			Functional:							Exterior:							1	7	4								
Partition:	T - Typical		Economic:							Interior:																	
Prim Floors:	3	- Hardwood	Special:							Additions:	2000																
Sec Floors:			Override:							Kitchen:																	
Bsmnt Flr:	4	- Carpet	Total:	18.6	%							Baths:															
Subfloor:			CALC SUMMARY						Plumbing:																		
Bsmnt Gar:	1			Basic \$ / SQ:	105.00	COMPARABLE SALES						Electric:															
Electric:	3	- Typical	Size Adj.:	1.34444439	Rate	Parcel ID	Typ	Date	Sale Price	Heating:																	
Insulation:	2	- Typical	Const Adj.:	1.00999999							General:																
Int vs Ext:	S			Adj \$ / SQ:	142.578																						
Heat Fuel:	1	- Oil	Other Features:	94250	WtAv\$/SQ:	AvRate:	Ind.Val																				
Heat Type:	3	- Forced H/W	Grade Factor:	1.00																							
# Heat Sys:	1			NBHD Inf:	1.00000000							Juris. Factor:	1.00	Before Depr:	142.58												
% Heated:	100			NBHD Mod:							Special Features:	0	Val/Su Net:	114.77													
Solar HW:	NO			LUC Factor:	1.00							Final Total:	295200	Val/Su SzAd:	195.24												
% Com Wall:			Adj Total:	362597																							
MOBILE HOME						Depreciation:	67443																				
SPEC FEATURES/YARD ITEMS						Deprecated Total:	295154																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value										
19	Patio	D	Y		110X12	A	AV	2000	5.38	T	15.2	101			500		500										
More: N	Total Yard Items:	500		Total Special Features:					Total:	500																	
PARCEL ID 180.0-0010-0003.0																		IMAGE									
Sum Area By Label : TQS = 864 FFL = 864 BMT = 864 EFP = 180 ENT = 16																		AssessPro Patriot Properties, Inc									
